



# City of Loma Linda Official Report

Floyd Petersen, Mayor  
Stan Brauer, Mayor pro tempore  
Robert Christman, Councilmember  
Robert Ziprick, Councilmember  
Charles Umeda, Councilmember

COUNCIL AGENDA: April 18, 2006

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: Tentative Parcel Map (TPM). 17781 - The project is a request to subdivide three parcels totaling approximately 30 acres into four separate parcels (14.5 ac, 4 ac, 9 ac, and 2.5 ac) for A previously approved project (Centennial Complex project)

## RECOMMENDATION

The recommendation is that the City Council takes the following action:

1. Approve tentative Parcel Map (TPM) No. 17781 based on the Findings, and subject to the attached Conditions of Approval.

## BACKGROUND

On December 21, 2005, the Loma Linda University submitted an application for the above referenced project. On January 10, 2006, the project was reviewed by the Administrative Review Committee (ARC) and forwarded to Planning Commission.

On March 1, 2006, the Planning Commission reviewed and forwarded a recommendation to the City Council to approve the project. The ARC comments and Planning Commission comments have been incorporated into the project. A more detailed analysis of the project is available in the March 1, 2006 Planning Commission Staff Report (Attachment A).

## ANALYSIS

As a part of Centennial Complex Project (PPD No. 05-09), the project proposes to subdivide three individual lots totaling approximately 30 acres into four separate parcels (Parcel 1 - 14.5 acres, Parcel 2 - 2.5 acres, Parcel 3 - 9 acres, and Parcel 4 - 4 acres). Parcels 1 and 4 will be developed as part of the Centennial Complex Project and Parcels 2 and 3 will remain as vacant lots.

West of the site is a mix of single- and multi-family residential uses (single-family homes, duplexes and apartments) in the R-3 zone, west of Campus Street. To the east and south are existing Loma Linda University buildings. To the north is the Southern Pacific Railroad and Loma Linda Academy.

#### Tentative Parcel Map Findings

1. *That the proposed map is consistent with the applicable general plan and zoning designations.*

The proposed subdivision is consistent with the existing and draft General Plan land use designation (Institutional) and zone district of Institutional (I). The property is currently being used as a parking facility for the Loma Linda University and with this project approval, will incorporate labs, classrooms, lecture halls, faculty offices, and media center commonly found in institutional facilities.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The proposed subdivision complies with the existing General Plan land use designation and the Institutional zone district. All parcels have been designed to meet the Loma Linda Municipal Code (LLMC) requirements in terms of area and dimensions.

3. *The site is physically suitable for the type of development proposed.*

Proposed parcels 2 and 3 are vacant and not proposed for development at this time. Future development of the parcels 2 and 3 would require either an approved Precise Plan of Design or Conditional Use Permit prior to commencement of construction. The area of proposed parcels 1 and 4 is approved to develop Centennial Complex that incorporates laboratories, classrooms, faculty offices, lecture halls, and computer labs.

4. *The site is physically suitable for the proposed density of development.*

Parcels 2 and 3 are vacant and not proposed for development at this time. The proposed project is suitable in density and intensity since the Centennial Complex Project was reviewed and approved to develop a 148,000 square foot 4-story building that incorporates laboratories, classrooms, faculty offices, lecture halls, and computer labs. The size of the parcels meet the requirements of the Institutional district and will accommodate the approved development (PPD No. 05-09).

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

There is no natural vegetation or wildlife present or undisturbed area remaining on Parcels 1 and 4. There are two existing parcels are currently being utilized as a parking lot and formally a gymnasium. Therefore, the design of the proposed subdivision would

not cause any substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.

6. *The design of the subdivision is not likely to cause serious public health problems.*

The design of the subdivision would not cause any serious public health problems. Parcels 2 and 3 are vacant and no development is proposed at this time. Parcels 1 and 4 are currently being utilized as a parking lot and formally a gymnasium. Staff has not been able to identify any impacts from the proposed subdivision that could cause serious public health problems.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Access to the Parcels 1 and 4 is provided from Campus Street and Stewart Street. The proposed and existing access points are adequate for emergency vehicles and large fire apparatus. The design of the proposed subdivision does not conflict with any easements such as those created for irrigation or the conveyance of utilities. Parcel 2 can be accessed via Campus Street and parcel 3 can be accessed via future extension of Van Leuven Street (currently via Academy Street).

#### ENVIRONMENTAL

Although this project is categorically exempt (specifically, a Class 15 Categorical Exemption) from CEQA pursuant to the CEQA Guidelines Section 15315, the subdivision was part of the overall Centennial Complex Project (PPD No. 05-09) and considered in the Initial Study and Mitigated Negative Declaration that was adopted by the Planning Commission and the City Council. Therefore, the environmental concerns associated with the proposed subdivision were addressed through the Centennial Complex Project (PPD No. 05-09).

#### FINANCIAL IMPACT

The financial impacts to the City in terms of property tax revenues and the cost of public services are not completely known at this time. However, staff estimates that the project (associated with Centennial Complex Project) will generate well over \$1.1 million in Development Impact Fees to the City in addition to Building and Construction Plan Check and Permit fees.

#### ATTACHMENTS

- A. Planning Commission Report (March 1, 2006)
  - 1. Vicinity Map
  - 2. Project Plans (Site, Elevation, and Floor Plans)
  - 3. Conditions of Approval (Not included)
- B. Conditions of Approval

*I:\Project Files\Parcel Maps\PM 17781\SR CC 4-18-06.doc*

# Attachment A

Planning Commission Report March 1, 2006  
TPM 17781

April 18, 2006

# Staff Report City of Loma Linda

From the Department of Community Development

## PLANNING COMMISSION MEETING OF MARCH 1, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,  
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: TENTATIVE PARCEL MAP (TPM) NO. 17781 – A REQUEST TO  
SUBDIVIDE THREE PARCELS TOTALING APPROXIMATELY 30  
ACRES INTO FOUR SEPARATE PARCELS (14.5 AC, 4 AC, 9 AC, AND  
2.5 AC) FOR A PREVIOUSLY APPROVED PROJECT (CENTENNIAL  
COMPLEX PROJECT).

### SUMMARY

The applicant is requesting an approval of the Tentative Parcel Map (TPM) No. 17781 to subdivide three parcels totaling approximately 30 acres into four separate parcels of varying sizes for the previously approved project. This project is related to the recently approved Precise Plan of Design (PPD) No. 05-09 Loma Linda University Centennial Complex Project.

### RECOMMENDATION

Staff recommends that the Planning Commission approve Tentative Parcel Map No. 17781 based on the Findings, and subject to the attached Conditions of Approval (Attachment C).

### PERTINENT DATA

Applicant:	Loma Linda University
General Plan:	Institutional (I)
Zoning:	Institutional (I)
Site:	Approximately 30-acres
Topography:	Gently sloping to the northwest at a one or two percent grade
Vegetation:	Landscaping around the perimeter

CITY OF LOMA LINDA  
PLANNING COMMISSION

APPROVED DENIED  
CONTINUED

TO:

AT THE MEETING OF:

March 1, 2006

BY:

Josephine Karabek  
PLANNING COMMISSION SECRETARY

Special Features: Existing gymnasium (currently being demolished and relocated) and parking lot

## **BACKGROUND AND EXISTING SETTING**

### **Background**

#### **Tentative Parcel Map No. 17781**

On December 21, 2005, the Loma Linda University submitted an application for the above referenced project. On January 10, 2006, the project was reviewed by the Administrative Review Committee (ARC) and forwarded to Planning Commission.

#### **Precise Plan of Design No. 05-09**

On November 7, 2005, the Historical Commission reviewed and recommended approval of the project, and found that no Certificate of Appropriateness was necessary.

On December 7, 2005, the Planning Commission reviewed and forwarded a recommendation to the City Council for approval of the Centennial Complex Projects and general development concept.

On January 10, 2006, the City Council reviewed and approved the Loma Linda University Centennial Complex Project that includes the demolition of existing buildings (Gentry Gym) and proposal of 148,000 square foot, four-story building that includes laboratories, classrooms, faculty offices, lecture halls, computer labs and a thermal energy storage tank as part of Phase I.

### **Existing Setting**

The current project site has been rough graded with major infrastructures installed with road improvements along Anderson Street, Stewart Street, and Campus Street.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS**

Although this project is categorically exempt (specifically, a Class 15 Categorical Exemption) from CEQA pursuant to the CEQA Guidelines Section 15315, the subdivision was part of the overall Centennial Complex Project (PPD No. 05-09) and considered in the Initial Study and Negative Declaration that was adopted by the Planning Commission and the City Council. Therefore, the environmental concerns were addressed through the Centennial Complex Project (PPD No. 05-09).

## **ANALYSIS**

### **Project Description and Area Setting**

As a part of Centennial Complex Project (PPD No. 05-09), the project proposes to subdivide three individual lots totaling approximately 30 acres into four separate parcels (Parcel 1 - 14.5 acres, Parcel 2 - 2.5 acres, Parcel 3 - 9 acres, and Parcel 4 - 4 acres). Parcels 1 and 4 will be developed as part of the Centennial Complex Project and Parcels 2 and 3 will remain as vacant lots.

West of the site is a mix of single- and multi-family residential uses (single-family homes, duplexes and apartments) in the R-3 zone, west of Campus Street. To the east and south are existing Loma Linda University buildings. To the north is the Southern Pacific Railroad and Loma Linda Academy.

### **Public Comments**

As of writing of this Staff Report, the City had received no written or oral comments. The comments received from City departments have been addressed through the revisions to the tentative map and Conditions of Approval.

### **Tentative Parcel Map Findings**

1. *That the proposed map is consistent with the applicable general plan and zoning designations.*

The proposed subdivision is consistent with the existing and draft General Plan land use designations (Institutional) and zoning designation of Institutional (I). The property is currently being used as a parking facility for the Loma Linda University and with this project approval, will incorporate labs, classrooms, lecture halls, faculty offices, and media center commonly found in institutional facilities.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The proposed subdivision complies with the existing General Plan land use designation and the Institutional zoning designation. All parcels have been designed to meet the Loma Linda Municipal Code (LLMC) requirements in terms of area and dimensions.

3. *The site is physically suitable for the type of development proposed.*



Parcels 2 and 3 are vacant and not proposed for development at this time. Future development of the parcels 2 and 3 would require either an approved Precise Plan of Design or Conditional Use Permit prior to commencement of construction. Parcels 1 and 4 are approved to develop Centennial Complex that incorporates laboratories, classrooms, faculty offices, lecture halls, and computer labs.

4. *The site is physically suitable for the proposed density of development.*

Parcels 2 and 3 are vacant and not proposed for development at this time. The proposed project is suitable in density and intensity since the Centennial Complex Project was reviewed and approved to develop a 148,000 square foot 4-story building that incorporates laboratories, classrooms, faculty offices, lecture halls, and computer labs.

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

There is no natural vegetation or wildlife present or undisturbed area remaining on Parcels 1 and 4. There two parcels are currently being utilized as a parking lot and formally a gymnasium. Therefore, the design of the proposed subdivision would not cause any substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.

6. *The design of the subdivision is not likely to cause serious public health problems.*

The design of the subdivision would not cause any serious public health problems. Parcels 2 and 3 are vacant and no development is proposed at this time. Parcels 1 and 4 are currently being utilized as a parking lot and formally a gymnasium. Staff has not been able to identify any impacts from the proposed subdivision that could cause serious public health problems.

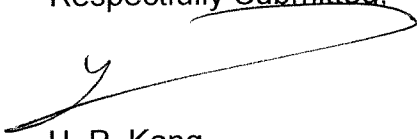
7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

Access to the Parcels 1 and 4 is provided from Campus Street and Stewart Street. The proposed and existing access points are adequate for emergency vehicles and large fire apparatus. The design of the proposed subdivision does not conflict with any easements such as those created for irrigation or the conveyance of utilities.

## **CONCLUSION**

The proposed subdivision is consistent with the existing and draft General Plans and complies with the City's Zoning and Subdivision regulations. Staff has determined that the project meets the criteria for a minor land division and as such, is eligible for a Class 15 Categorical Exemption from CEQA. However, since this is a part of the Centennial Complex Project approved by the City Council, the environmental concerns have been addressed through PPD No. 05-09 and the Negative Declaration that was adopted.

Respectfully Submitted,



H. P. Kang  
Senior Planner

## **ATTACHMENTS**

- A. Vicinity Map
- B. Tentative Parcel Map No. 17781
- C. Conditions of Approval

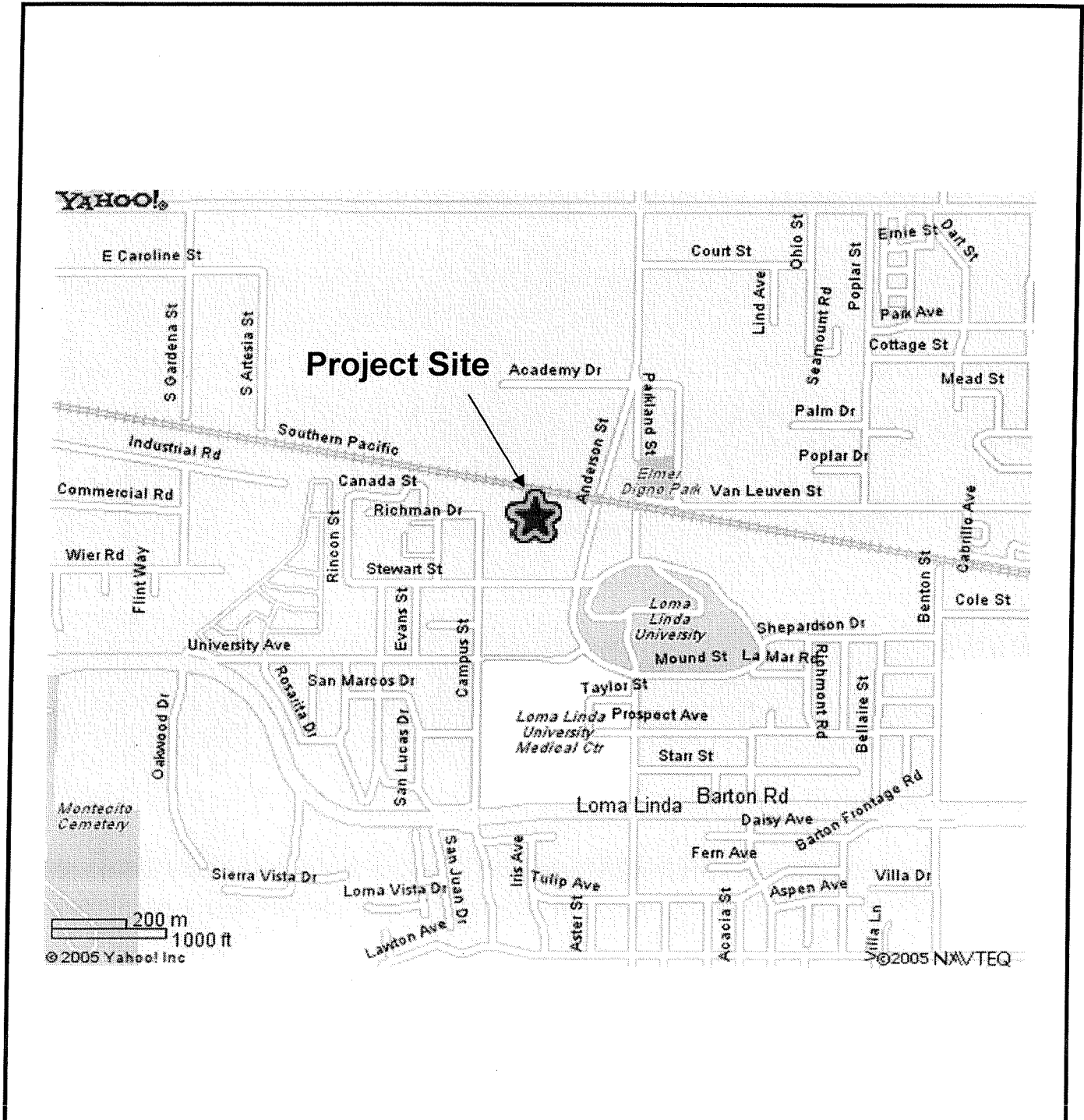


# City of Loma Linda

## Community Development Department

25541 Barton Road, Loma Linda, CA 92354

(909) 799-2830; Fax (909) 799-2894



Vicinity Map

TPM 17781



# Attachment B

Conditions of Approval  
TPM 17781

April 18, 2006

**CONDITIONS OF APPROVAL  
TENTATIVE PARCEL MAP (TPM) NO.17781  
(PM NO. 05-01)**

All applicable provisions and requirements of City Codes and Ordinances shall be met for this project. All conditions unless otherwise specified are due prior to the issuance of building permits. The following specific requirements shall also apply:

**COMMUNITY DEVELOPMENT DEPARTMENT**

- 1.1 Within two years of this approval, the Tentative Parcel Map shall be approved for final map and recorded with the San Bernardino County Recorder pursuant to the provisions of the State Subdivision Map Act, or the permit/approval shall become null and void. This subdivision may be granted a maximum of three, one-year extensions of time (as allowed by the California Subdivision Map Act).

**PROJECT:**

Tentative Parcel Map No. 17781

**EXPIRATION DATE:**

April 18, 2008

- 1.2 The Owner shall indemnify, protect, defend, and hold harmless the City, and any agency or instrumentality thereof, and officers, officials, employees, or agents thereof, from any and all claims, actions, suits, proceedings, or judgments against the City, or any agency or instrumentality thereof, and any officers, officials, employees, or agents thereof to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project and the approvals granted herein. Furthermore, Owner shall indemnify, protect, defend, and hold harmless the City, or any agency or instrumentality thereof, against any and all claims, actions, suits, proceedings, or judgments against another governmental entity in which Owner's project is subject to that other governmental entity's approval and a condition of such approval is that the City indemnify and defend such governmental entity. City shall promptly notify the Owner of any claim, action, or proceeding. City shall further cooperate fully in the defense of the action. Should the City fail to either promptly notify or cooperate fully, the Owner shall not thereafter be responsible to indemnify, defend, protect, or hold harmless the City, any agency or instrumentality thereof, or any of its officers, officials, employees, or agents.
- 1.3 Prior to issuance of any construction or building permits, the Final Map shall be recorded as stipulated in Condition No. 1.1 (above).
- 1.4 There shall be no parking along eastside of Campus Street north of the Stewart Street intersection and shall be posted as "No parking at any time" per city standard.
- 1.5 All conditions identified in the Conditions of Approval for Precise Plan of Design No. 05-09 (Dated January 10, 2006) shall apply to this project.

## **PUBLIC WORKS DEPARTMENT**

- 1.6 Prior to Issuance of Certificate of Occupancy, the applicant shall install a city standard cul-de-sac at the end of Campus Street (near the existing railroad) per city standard.
- 1.7 The applicant shall dedicate the northeast corner of Campus Street and Stewart Street for public right-of-way. This section of the property is identified as a File No. 89-497372 recorded December 21, 1989.

End of Conditions

*I:\Project Files\Parcel Maps\PM 17781\Conditions of Approval CC.doc*